

Town of Jericho

Development Review Board HEARING Application

Application #: _____

Parcel Code: _____

1. The undersigned hereby applies to appear before the Development Review Board for the following (check one):

☒ **Conditional Use Approval**
☐ **Amendment to DRB Approval**
☐ **Zoning Variance**
☐ **Dimensional Waiver**
☒ **Sketch Plan Review**
☐ **Appeal of Administrative Decision**
☐ **Site Plan Review**
☐ **Other** _____

Section[s] of Zoning Regulations relating to this application: _____

2. Project Information

Description: Old Morgan Orchard LLC conditional use and sketch plan for PUD

Location: Currently 20 Morgan Road Jericho, Vermont 05465, will be located off of Oriol Orchard Lane

Zoning District(s) in which property is located: **AGR** **COM** **FOR** **OS** **RR** **VCTR** **VIL**

3. Interested Parties

Applicant Name: Old Morgan Orchard LLC

Email address: wfveve@gmail.com

Mailing Address: PO Box 1088 Jericho VT 05465

Phone: 802-497-4922

Applicant's relationship to parcel (check one): ☐ Owner ☒ Option to purchase

Landowner of Record Name (if not applicant): K.C.S LLC

Address/Phone: PO Box 1088 Jericho VT 05465

Professional advisor(s) Give name, address, phone, title:

Professional Engineer Tom Wawrzeński PE Vermont Land Design 1229 Center Rd. Hyde Park, VT 05655 802-730-3443

Other (specify) _____

Name(s) of current adjacent landowner(s):

Jessica Whitney

Mount Mansfield Union High School

Donald A. Majercik

Michael Begin Rev. Trust

Wayne Hendee

William Van ASSISTANT MGR. K.C.S LLC
Landowner Signature (Date)

William Van ASSISTANT MGR. Old Morgan Orchard LLC
Applicant Signature (Date)

FOR OFFICE USE ONLY		
Public Hearing(s): Date	DRB Action taken:	
Fee Paid: _____	Application Date: _____	Decision Date: _____

CONDITIONAL USE/SITE PLAN REVIEW APPLICATION REQUIREMENTS		
A. APPLICATION INFORMATION	SKETCH PLAN (optional)	FINAL PLAT
Number of copies	1	9
Application Fee	✓	✓
Name or Title of Project (if any)	✓	✓
Name and Address of Applicant and Landowner, and professional advisors, including license number and seals	✓ ¹	✓ ¹
Written Statement Outlining Nature of Conditional Use (i.e. proposed purpose) or Site Plan approval requested, including: total acreage and/or lot size; and specific request for action by the Development Review Board [DRB]	✓	✓
Evidence of Written Notification to Abutting Landowners of intent to seek approval		✓
Questionnaires and other forms requested by the Planning Office		✓
B. PLAN/PLAT MAPPING REQUIREMENTS	SKETCH (opt)	FINAL PLAT
Materials	on paper	on paper
Number of Full Size Sets of the Proposed Plan		2
Number of Printed Copies of Proposed Plan/Plat reduced to 11" x 17" paper, along with copies of supporting documentation/additional information		9
Proposed Plan/Plat and supporting documentation in electronic file (.pdf) format		✓
Date, True North Arrow, Legend	✓	✓
Preparer Information, Certifications	✓	✓
Scale (not less than 1 inch = 200')	✓	✓
Zoning District designation and boundaries	✓	✓
Boundaries and Property Lines, indicating existing and proposed lot and road lines; pedestrian ways, reservations and area(s) to be dedicated to public use, including dimensions, and names and addresses of adjoining and facing landowners	drawn	surveyed
Adjoining Land Uses, Roads and Drainage and any existing restrictions on use of land including easements, covenants and zoning district boundaries, and acreage of such land involved	drawn	surveyed
Existing and Proposed Contour Lines in area to be developed	indication	5' interval ²
Location of all overlay districts, Including the Wetlands Overlay District, River Overlay District, Wellhead Protection Overlay District, and Natural Resource Overlay District	indication	delineated in area to be developed
Location of slopes 25% or greater, indication of the total area of disturbance of such slopes, and information regarding slope stabilization and erosion control measures (See Section 11.5.2)	indication	delineated in area to be developed
Location of other Natural and Cultural Resources, including: existing and proposed roads, paths, parking areas; water courses, floodplain, natural drainage ways, class iii wetlands, marshes; farm land and forest resources; public facilities, utilities and historic resources; steep slopes, prominent knolls and ridgelines; wildlife habitat and natural areas; and other significant physical features in and near the development and acreage of such land involved, along with any associated Rights-Of-Way or easements	indication	delineated in area to be developed

B. PLAN/PLAT MAPPING REQUIREMENTS (cont'd)	SKETCH (opt)	FINAL PLAT
Existing and Proposed Building Envelopes/footprints, structure setback lines/distances		√
Existing and Proposed accesses, driveways, parking, loading and service areas		√
Existing and proposed sidewalks, pedestrian pathways, multiuse paths, etc.		√
Existing and Proposed Utilities, Water and Wastewater Systems and associated Rights-Of-Way or easements		√
Existing and Proposed Landscaping and Screening		√
Existing and Proposed Outdoor Storage/Display areas		√
Existing and Proposed outdoor lighting		√
Existing and Proposed Conservation Buffer and/or easement areas		√
Engineering Reports (water and wastewater systems if impacted)		√ ^{b,c,f}
Relevant legal documents	draft	final ^h
Proposed Letter of Credit, Performance Bond or other Surety	draft	final
Proposed Road Profiles, including names; road, intersection and parking area geometry; and construction schematics within area to be developed, including lengths of all straight lines, slopes, the deflection angles, radii, lengths of curves and central angles of all curves, tangent distances and tangent bearings for each road		√ ^a
Dimensions of lot to the nearest foot and area to the nearest 1/100th of an acre, and all angles and bearings to the nearest minute		√
Monument Locations in accordance with Article 3, Section 1(10)		√
Calculation of total amount of new impervious surfaces	estimate	√
Stormwater and Erosion Control Plan showing temporary and permanent procedures		final
Documentation that Stormwater Management measures at minimum meet the Recharge (Rev) and water quality volume criteria, if more than 0.5 acres of impervious surface are created (see Section 11.13.1.4)		final, including calculations
Other Digital or Analog Data as requested by the Planning Office		√
C. Other Data As May Be Required by the Development Review Board:	SKETCH (opt)	FINAL PLAT
Information regarding runoff during the 25-year storm		as requested during sketch plan review, or required by Land Use Regulations
Erosion Control Risk Evaluation Checklist from the Vermont Department of Environmental Conservation		
Stormwater and Erosion Control Plan showing temporary and permanent procedures		
Grading Plan (showing proposed areas of cut and fill)		
Open Space Management Plan		
Site Reclamation Plan (for developments involving extraction)		
Traffic Study (current and proposed traffic volumes, capacities, levels of service, proposed improvements) and/or Vehicle Parking Management Plan. See Section 11.1.5.		
Statement of Conformance with the Town Plan and compliance with applicable local regulations		
Outdoor lighting plan (including lighting fixture specifications and illumination levels)		

Information demonstrating conformance with performance standards found in Section 11.14		
1) <i>If the owner of record is not the applicant a letter from the owner of record authorizing the applicant to apply for subdivision must be submitted.</i> 2) <i>Large areas to be set aside unchanged for open space and passive recreation, as well as minor grading in conjunction with construction may be exempt from detailed contour information</i>		

IN ADDITION to the required components outlined above, for Final Plat review and approval, the following components may be required of the applicant by the Development Review Board:

- a) A letter from the Selectboard indicating its approval of construction details for any proposed public road. Road profiles shall show accurate existing and finished grades together with typical cross-sections and construction plans, including details of the drainage structures, banks, etc., in conformance with the Public Works Specifications and shall be certified by a registered professional engineer.
- b) A letter from the commissioner of the water district, if the development is proposed to be served by public water supply, stating that the water district has adequate capacity to serve the development and noting any improvements or modification necessary to serve the development.
- c) Evidence from the applicant, if the development is proposed to be served by private water supply for two or more connections that establishes adequate quality and quantity of water. The DRB may require the applicant, prior to approval, to make one or more test wells if additional evidence is required.
- d) A letter from the Underhill-Jericho Fire Department affirming its ability to provide adequate fire protection or noting any improvements or modification necessary to gain that ability.
- e) A letter from the Chittenden East School District Superintendent addressing the effect of the development on the capacity of the school system.
- f) Results of two [2] percolation tests and two [2] test bores dug to seven [7] feet on each proposed lot, and the design of the proposed septic systems by a registered professional engineer.
- g) Engineering and construction details of stormwater drainage system.
- h) Any proposed covenants and/or deed restrictions intended to cover all or a portion of the development.
- i) The following endorsement on each section of the applicant's final submission to be completed by the Chair of the DRB or designated representative, upon approval:

<p>Approval by the Jericho Development Review Board</p> <p>on the _____ day of _____ 201____ subject to all</p> <p>conditions and requirements attached to Permit # _____.</p> <p>_____, Chair</p> <p style="text-align: center;">Jericho Development Review Board</p> <p>Date _____ 201____</p>
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